

Housing Services exists to establish and maintain an affordable housing strategy for the City that encompasses housing, rent and utility assistance, home ownership, and home rehabilitation.

Overview

Housing Services is funded from grants. Two principal functions of Housing Services are the administration of the Wichita Housing Authority's (WHA) Public Housing and Section 8 Housing Assistance programs funded from the U.S. Department of Housing and Urban Development (HUD). Other programs Housing Services administers include the HOME Program, the Direct Loan and Deferred Loan Programs, the Infill Housing Program and the Emergency Shelter and Assistance programs. Most services are targeted to low-income citizens for housing assistance, home ownership and home rehabilitation.

Finance and Operations

WHA Public Housing rents publicly owned housing to low-income households at an affordable rate based on income and family size. Rent is based upon 30 percent of the household adjusted gross income. The WHA owns various single-family houses, primarily located in the inner City, and four apartment complexes:



Greenway Manor is one of four public housing apartment complexes Housing Services operates and maintains.

Greenway Manor, McLean Manor, Rosa Gragg and Bernice Hutchinson. WHA receives additional funding from HUD to improve the physical condition of the public housing properties through renovation and rehabilitation.

Section 8 provides rent and utility assistance through vouchers and certificates. The Section 8 Voucher Program provides subsidy vouchers to tenants based on a rent set by the landlord and tenant, within an upper rent limit set by HUD. Today, Section 8 handles approximately 700 landlords and 2,400 tenants. The budgets reflect HUD's mandate to gradually convert all the existing Section 8 program activities to the Section 8 Vouchers. Section 8 is required to inspect the housing unit prior to tenant occupancy, 120 days after occupancy and annually thereafter to ensure the landlord is maintaining the housing unit in compliance with housing standards. Section 8 is also required to perform exit inspections to ensure no damage occurred above the customary living usage.

Section 8 manages the Family Self-Sufficiency (FSS) program that assists current Section 8 clients to accomplish agreed upon goals over a five-year period. One standard goal is to seek and maintain employment. As the participant increases their income, the program sets aside money in an escrow based on their starting income. Once the participant has completed the program successfully, the escrow money is awarded to them. The program has been successful and has assisted families in purchasing their own home. Due to the success of the program, HUD has approved additional funding to support an additional Housing Leasing Specialist to focus on the FSS program.

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In 2003, General Fund support for the Housing Services Administration activities has been eliminated with activities being transferred to applicable grants. The administration of the Community Development Block Grant (CDBG) was also reorganized to Housing Services in 2003. The reorganization included the transfer

of three positions, Grants Coordinator, Administrative Assistant and Account Clerk III from Finance but remain CDBG funded.

Highlights

- ✓ Expanding the Family Self-Sufficiency program with the addition of a Housing Leasing Specialist position. Additional HUD grant dollars received to support additional position.
- ✓ Reorganized the Community Development Block Grant (CDBG) administration to Housing Services which increased the number staff funded from Housing funds, but did not increase City staff overall.
- ✓ Eliminated General Fund support for Housing Services Administration, with activities transferred to various grant funds.

***Making a difference....
with affordable housing.***

Housing Services Department Budget Summary					
	2001 Actual	2002 Adopted	2002 Revised	2003 Adopted	2004 Approved
Personal Services	2,019,091	2,540,159	2,630,838	2,610,060	2,770,080
Contractual Services	9,776,096	9,933,443	11,352,555	11,336,110	11,340,915
Commodities	222,452	199,190	194,640	194,658	194,658
Capital Outlay	0	0	0	0	0
Other	336	800	800	800	800
Total Expenditures	12,017,975	12,673,592	14,178,833	14,141,628	14,306,453
General Fund	121,969	164,040	166,670	0	0
Wichita Housing Authority/Section 8	11,896,006	12,509,552	14,012,163	14,141,628	14,306,453
Total Expenditures	12,017,975	12,673,592	14,178,833	14,141,628	14,306,453
Locally-funded positions	1.15	1.15	1.15	0.00	0.00
Grant-funded positions	49.88	55.63	55.63	60.33	60.33
Total FTE positions	50.03	56.78	56.78	60.33	60.33